

**Beaver County
Planning & Zoning Commission
March 15, 2016
6:30 p.m.**

Minutes

Attendance: Darrel Davis-Chairman, Rowland Yardley, Walter Schofield, Drew Coombs, Jared Gillins representing the Building Department, Von Christiansen as Attorney and Kyle Blackner as Zoning Administrator.

Visitors: Kevin Whicker and Scott Albrecht.

Called to Order at 6:40 p.m.

MINUTES

Minutes from the February 23, 2016 meeting were read and discussed. Rowland Yardley made a motion to approve the minutes. Drew Coombs seconded the motion. Motion passed unanimously.

GENERAL PLAN AMENDMENTS:

Natural Resource Specialist, Keven Whicker, came before the commission. He explained that he had edited the Ordinances, previously approved by the County Commission, into Amendment Form, with Findings, Objectives and Policy Guidelines.

Wolves, which is part of the Predator Control section has been revised and duplicate wording removed. The board suggested stronger wording in the objectives about the Canadian Gray Wolf.

Prairie Dogs, which is part of the Threatened/Endangered section was revised & reformatted. Pine Valley is the only place in Beaver County that Prairie Dogs have historically been found.

Mr. Whicker will meet with Von Christiansen and Heidi Eyre to make the necessary revisions and bring it back to our next meeting. Rowland Yardley made a motion to table this until the changes are made. Drew Coombs seconded the motion. Motion passed unanimously.

CONDITIONAL USE PERMIT:

Wayne Bradshaw has land in Sec. 31, Township 29 South, Range 8 West that is zoned MU-20. His son, Brandon, is building a house on the property and it requires a C.U.P. Wording for a CUP in an MU district was discussed. Rowland Yardley made a motion to approve the CUP for Wayne Bradshaw, with the discussed conditions (see handout). Walter Schofield seconded the motion. Motion passes unanimously.

CONDITIONAL USE PERMIT FOR HOME IN MU DISTRICT

In an Agriculture district, the Building Official can administratively give a CUP permitting the building of a house with the conditions the P&Z board had previously set.

After more discussion about the wording for a CUP in an MU & Agriculture district, Rowland Yardley made a motion to grant the Zoning Administrator the authority to give a CUP for building a house in an MU District with the agreed upon conditions and to change the wording on the existing CUP for building in an Agriculture district, condition #4 to be the same as the wording approved for the Dwelling in an MU district CUP. Drew Coombs seconded the motion. Motion passed unanimously.

ORDINANCE # 2016-03 VACANCIES AND REMOVAL FOR CAUSE

This ordinance added wording to clarify that if a P&Z board member leaves before his term expires, the member replacing them will finish the current term and then can reapply for additional terms. Walter Schofield made a motion to recommend the County Commission approve this ordinance change. Rowland Yardley seconded the motion. Motion passed unanimously.

After some discussion about the meeting time, Rowland Yardley made a motion to change the P&Z meeting time to 7:30 p.m. Drew Coombs seconded the motion. Motion passed unanimously.

Rowland Yardley made a motion to adjourn, Drew Coombs seconded the motion. Motion passed unanimously. The meeting was concluded at 7:40 p.m.

Minutes approved on _____.

Darrel Davis - Chairman